

001.A

Map

0001

Block

0004.4

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 455,700 /

USE VALUE: 455,700 /

ASSESSed: 455,700 /

Total Card /

Total Parcel

455,700

455,700

455,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MAGNOLIA ST, ARLINGTON

Unit #: 4

Owner 1: LU WENJIE &

Owner 2: GAO CHENXI

Owner 3:

Street 1: 4 MAGNOLIA ST UNIT 4

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: LU WENJIE &

Owner 2: GAO CHENXI

Owner 3:

Street 1: 4 MAGNOLIA ST UNIT 4

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DE COHEN HERNANDEZ MIRTHA -

Owner 2: -

Street 1: 4 MAGNOLIA ST UNIT 4

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1928, having primarily Vinyl Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7831												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	455,700			455,700
Total Card	0.000	455,700			455,700
Total Parcel	0.000	455,700			455,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	459.38	/Parcel:	459.3

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	449,300	0	.		449,300	449,300	Year End Roll	12/18/2019
2019	102	FV	458,300	0	.		458,300	458,300	Year End Roll	1/3/2019
2018	102	FV	406,500	0	.		406,500	406,500	Year End Roll	12/20/2017
2017	102	FV	371,500	0	.		371,500	371,500	Year End Roll	1/3/2017
2016	102	FV	371,500	0	.		371,500	371,500	Year End	1/4/2016
2015	102	FV	344,100	0	.		344,100	344,100	Year End Roll	12/11/2014
2014	102	FV	328,900	0	.		328,900	328,900	Year End Roll	12/16/2013
2013	102	FV	328,900	0	.		328,900	328,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE COHEN HERNAN	126-116		7/18/2013		330,000	No	No		
COHEN ISAAC & L	106-109		12/23/2008		280,000	No	No		Alberto Cohen Nahon dod 6/7/2011
OPPEDISANO ANTH	95-74		8/7/2006		302,000	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
3/13/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

USER DEFINED

Prior Id # 1:	386
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/11/20	05:03:45

LAST REV

Date	Time
05/10/18	16:48:28
danam	
15326	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

